

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: FW16A/0121

An Bord Pleanála Reference Number: PL 06F.247475

APPEAL by Darren Fay care of Hughes Planning and Development Consultants of the Mash House, Distillery Road, Dublin against the decision made on the 30th day of September, 2016, by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolish single-storey extension to rear of existing houses, construct new detached two-storey house to side garden, with reconfiguration of rear garden wall and ancillaries, all at 54 Hazelwood Avenue, Huntstown, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed development is located within an area of the County where the zoning objective is to 'Provide for residential development and protect and improve residential amenity'. The development as proposed would result in a loss of outlook, would seriously injure the residential and visual amenities of the area and of property in the vicinity and would, therefore, materially contravene the land use zoning objective for the area.

2. The proposed development constitutes over-development of a restricted site and fails to respect the established pattern and character of development in the area, given the scale and design of the dwelling and lack of usable open space provision. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.